

CHAPTER 24  
HILLSIDE DEVELOPMENT STANDARDS

10-24-1: PURPOSE:

The county finds that the health, safety, and general public welfare of the residents of the county will be promoted by establishing standards for the development and grading (cuts or fills) on slope areas wherever development is proposed to be located in the county. The purpose is to minimize soil and slope instability and erosion, to minimize the adverse effects of grading, to minimize subsurface water problems, preserve the character of the county's developed hillsides, and to otherwise supplement and amplify the county subdivision and zoning ordinances. The provisions herein are designed to accomplish the following:

A. Prohibit development of uses which would likely result in a hazardous situation due to slope instability, rockfalls, excessive soil erosion, or expansive soils or subsurface water problems.

B. Provide for safe vehicular circulation and access.

C. Encourage preservation of open space by encouraging cluster housing, density transfer, density bonus, or other design techniques, and to preserve the natural terrain by protecting against slope failure from any of the above identified conditions.

D. Protect against the above identified conditions in instances where clustering or other design techniques may be used to preserve the natural terrain. (Ord. 2006-910-O, 5-2-2006)